M.D. of Westlock No. 92
General Municipal Plan

Municipal District of Westlock General Municipal Plan

Prepared by the
Municipal District of Westlock No. 92
General Municipal Plan Committee

MUNICIPAL DISTRICT OF WESTLOCK NO. 92
Province of Alberta
BYLAW NO. 32-1982

BEING a bylaw to adopt the MUNICIPAL DISTRICT OF WESTLOCK NO. 92 GENERAL MUNICIPAL PLAN.

WHEREAS the Council of the Municipal District of Westlock No. 92 requested the assistance of Alberta Municipal Affairs in the preparation of a General Municipal Plan for the Municipal District of Westlock No. 92; and,

WHEREAS a General Municipal Plan has been prepared with assistance from Alberta Municipal Affairs under the direction of Council; and,

WHEREAS Section 61 of the Planning Act authorizes a municipal council in the Province of Alberta to adopt a General Municipal Plan by bylaw;

NOW THEREFORE the Council of the Municipal District of Westlock No. 92 hereby enacts as follows:

1. That the MUNICIPAL DISTRICT OF WESTLOCK GENERAL MUNICIPAL PLAN, being the document attached hereto, is hereby adopted;
2. That this Bylaw shall come into effect on the date of the third reading.

READ A FIRST TIME, this 14th day of December, 1982.

READ A SECOND TIME, this 25th day of January, 1983.

READ A THIRD and FINAL TIME, this 25th day of January, 1983.

REEVE

COUNTY ADMINISTRATOR

M.D. of Westlock No. 92
General Municipal Plan Committee

Voting Members

Earl Brown: Member-at-Large
Jean DeChamplain: Deputy Reeve, M.D. of Westlock
Dave Felstad: Member-at-Large
Les Hodge: Member-at-Large
Glynn Jones (Chairman): Councillor, M.D. of Westlock
Elinor Panylyk: Member-at-Large
Bill Primeau: Reeve, M.D. of Westlock

Non-Voting Members

Wyatt Giebe: Assistant Secretary-Treasurer, M.D. of Westlock
George Greig: Chairman, Municipal Planning Commission, Town of Westlock
Alan Hall: District Agriculturalist, Alberta Agriculture
Ewart Harder: Development Officer, M.D. of Westlock
Kevin Jess: Director, Westlock Regional Recreation Board (from June 1982)
Barbara Smith: Director, Westlock Regional Recreation Board (to May, 1982)
Mike Stasiuk: Mayor, Village of Clyde

Planning Advisors (Alberta Municipal Affairs)

Linda Astle-Fleming: Planning Officer, Regional Planning Section (current planner)
Tom Hong, MCIP: Senior Planner, Regional Planning Section (from January, 1982)
Heather Rask: Planning Officer, Regional Planning Section (to January, 1982)

TABLE OF CONTENTS

PAGE

PART I INTRODUCTION

1. Purpose 3
2. Planning Area 3
3. Basis 3
4. Definitions 4

PART II PLAN DIRECTIONS AND POLICIES

1. Agriculture 7
2. Hamlets 11
3. Urban Fringe 15
4. Commercial and Industrial 19
5. Rural Residential 23
6. Recreation and Open Space 29
7. Transportation and Utilities 33

PART III IMPLEMENTATION AND ADMINISTRATION

1. Authority of the Plan 39
2. Land Use Bylaw 39
3. Amendment 39
4. Review 39
5. Monitoring 40
6. Interpretation 40

MAPS

MAP 1 Agricultural Areas 43
MAP 2 Wildlife and Heritage Areas 45
MAP 3 Airport Vicinity Areas 47

part one INTRODUCTION

1. PURPOSE

The General Municipal Plan of the M.D. of Westlock defines the intent of Council to guide future development and change in the Municipal District. The Plan serves as the basic reference for the planning and co-ordination of future development and subdivision activities in the area, and provides guidance for the preparation and review of the Land Use Bylaw. This means that any new land use or development which does not comply with the provisions of this Plan will not be allowed unless the Plan is amended to accommodate the proposal.

The Plan directions and policies are important as they set out the expectations and standards for land use and development. The Plan directions establish the long term ideal which Council wishes to achieve in terms of future land use in the municipality. The long term ideal is implemented through the Plan policies which specify land use requirements and standards.

In summary, the purposes of this Plan are as follows:

- to provide policies in the form of text and maps to promote the Plan directions established for the municipality
- to establish a future development pattern in the municipality and articulate policies and implementation mechanisms
- to provide guidelines to Council and concerned agencies in the preparation of the implementing Land Use Bylaw and in the reviewing of subdivision and development applications
- to provide input to the abutting municipalities, provincial and federal governments in the preparation of their policies and programs which may affect the M.D. of Westlock

2. PLANNING AREA

This Plan applies to the entire municipality of the M.D. of Westlock. It should be noted, however, that the Town of Westlock and the Village of Clyde are not directly affected by this Plan.

3. BASIS

3.1 Guiding Principles

Council has adopted the following guiding principles (which are listed in order of priority) for the preparation of this Plan:

- maintain and enhance the quality of the physical environment
- maintain and encourage the expansion of the agricultural base, except in specific or special circumstances
- accommodate non-agricultural land uses that are required by residents or that would contribute to the economy of the area

3.2 Legal Considerations

This Plan has been prepared pursuant to Section 61 to 63 of the Planning Act, R.S.A., 1980. Section 63 of the Act stipulates that a general municipal plan shall:

- describe the land uses proposed for the municipality, and the manner of and the proposals for future development in the municipality
- designate or describe the areas of the municipality that would, in the opinion of the Council, be suitable for an area structure plan or an area redevelopment plan or both
- contain any other matters that Council considers necessary

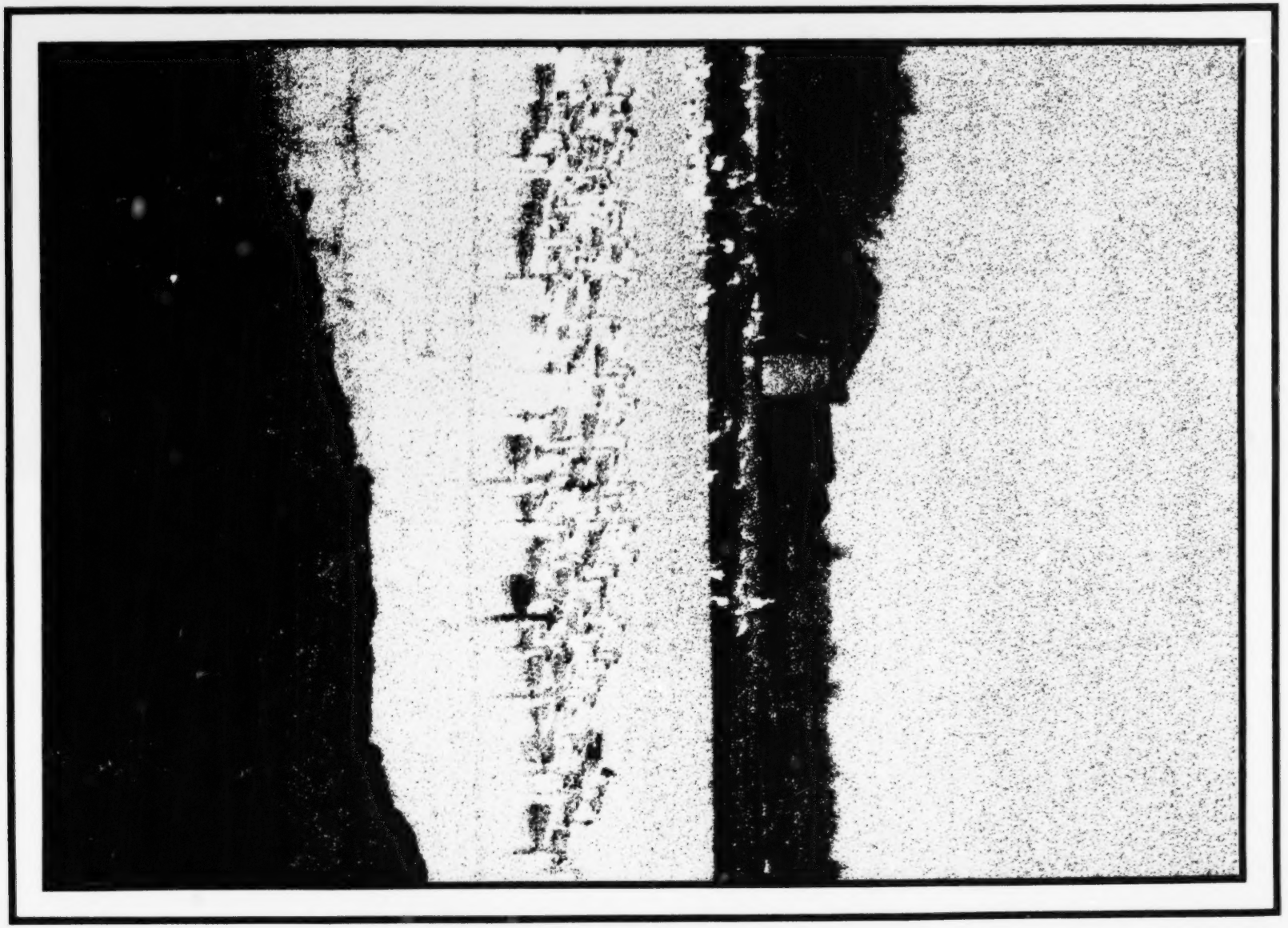
4. DEFINITIONS

Most terms appearing in this Plan have the same meanings as defined in the M.D. of Westlock Land Use Bylaw. Other terms relating to specific sections of this Plan are explained in those sections for ease of reference. The following terms, which appear throughout this Plan, shall have the following meanings:

- **Council** - the council of the Municipal District of Westlock No. 92
- **Municipal District (M.D.)** - the Municipal District of Westlock No. 92
- **May** - is an operative word which means a choice is available, with no particular direction or guidance intended
- **Shall** - is an operative word which means the action is obligatory

part two

PLAN DIRECTIONS & POLICIES



agriculture

1. AGRICULTURE

Background

Agriculture is the mainstay of the economic base of the municipality. There has been a trend toward fewer and larger farms and a shift toward more cattle and tame hay production since 1966 according to Canada Census figures. There are likely to be further changes with a shift toward more intensive agricultural operations as a method of increasing output. While there may be changes in practice, agriculture will continue to be the major land use in the municipality.

Having recognized the importance of agriculture to the economy of the municipality and to the prospects for future food supplies generally, Council intends to maintain the existing agricultural base and encourage its growth. The essential steps in doing so are protecting the better agricultural land and ensuring that it can remain productive. It is not just the loss of good agricultural land but the disruption to farming operations caused by conflicting uses that may damage the viability of an agricultural area. For that reason, the M.D. is designating areas primarily to provide a stable land base for agricultural production and is instituting policies that will prevent intrusions into those areas by disruptive or unnecessary land uses.

Council realizes that there may be circumstances under which some loss of higher capability land or disruption of the agricultural community will be acceptable. Guidelines for evaluating such circumstances are included in this Plan.

The full range of Canada Land Inventory agricultural capability classes are found within the M.D. of Westlock. An area of Class 1 land, the highest capability, is centered around Vimy, while in the northwest corner of the M.D. there is an area that is a mixture of Classes 6, 7 and organic soils. Generally speaking, the higher capability land occurs in the south and southwest areas, but pockets of higher and lower capability soils are interspersed throughout the M.D. As well, a majority of the higher capability land is presently under cultivation and is mostly rated as 30% or higher according to the farmland assessment productivity rating. This variable pattern of agricultural capabilities means that, although the higher capability land is protected for agricultural use, there are areas suitable for other uses scattered throughout the municipality. These make it possible for other uses besides agriculture to be accommodated in other locations within the municipality without jeopardizing the agricultural objectives.

Directions

- maintain the agricultural base, with possible exceptions in the urban fringe areas and specific unique situations, and encourage agricultural growth within limits set by environmental considerations

This will protect the existing agricultural community and the areas that have potential for growth from other uses that might encroach on this land base. Council is also prepared to accommodate innovative agricultural practices as long as they are environmentally sound.

Council recognizes that agriculture is the main economic activity of the M.D. and is concerned that other land uses may become more pressing in their demands on agricultural land, resulting in increasing costs of farmland. In pursuing this direction, Council will try to ensure the continued viability of the agricultural base.

- control location, type of use, and size of intensive farming activities

This will allow intensive agricultural operations under certain conditions of location, type and size.

In exercising this control, the objective of Council is to prevent conflicts between intensive agriculture and other types of land use. The potential for such conflict was considered a problem by Council.

Policies

1.1 It shall be the policy of Council to encourage the use of higher capability agricultural land primarily for agricultural use, and to direct non-agricultural uses to lower capability agricultural land. In this Plan:

a) higher capability agricultural land shall be defined as a quarter section having at least 20 ha (50 ac.) with a farmland assessment productivity rating of 30% or better; or at least 80% of its land area rated C.L.I. Class 4 or better

b) lower capability agricultural land shall be defined as a quarter section having less than 20 ha (50 ac.) with a farmland assessment productivity rating of 30% or better; or less than 80% of its land area rated C.L.I. Class 4 or better

1.2 To preserve large blocks of land primarily for agricultural use, parts of the M.D. are designated as Agricultural Use Area 1, and the remainder of the M.D. is designated as Agricultural Use Area 2. In this Plan:

a) Agricultural Use Area 1 shall be defined as a consolidation of quarter sections within the M.D. which are generally characterized by land having a higher capability for agriculture and as outlined on Map 1

b) Agricultural Use Area 2 shall be defined as a consolidation of quarter sections within the M.D. which are generally characterized by land having a lower capability for agriculture and as outlined on Map 1

1.3 In accordance with the guiding principles in this Section, Council shall reserve the Agricultural Use Area 1 primarily for agricultural use. Uses other than agricultural which may be permitted in Agricultural Use Area 1 under certain conditions are:

a) hamlet and/or urban expansion

b) commercial and industrial development

c) single lot country residential parcels

The conditions under which these may be considered are specified in the policies found in Sections 2, 3, 4 and 5 of this Plan. Some non-agricultural uses, such as transportation, public facilities and institutions related to the farming community, may be allowed in Agricultural Use Area 1 but shall be encouraged to locate on lower capability agricultural land.

1.4 Council shall generally direct proposed uses that may conflict with agricultural operations to the Agricultural Use Area 2, subject to the other policies of this Plan.

1.5 Within Agricultural Use Area 2, higher capability agricultural land (see Policy 1.1a) shall be given the same degree of protection from non-agricultural uses as land in Agricultural Use Area 1.

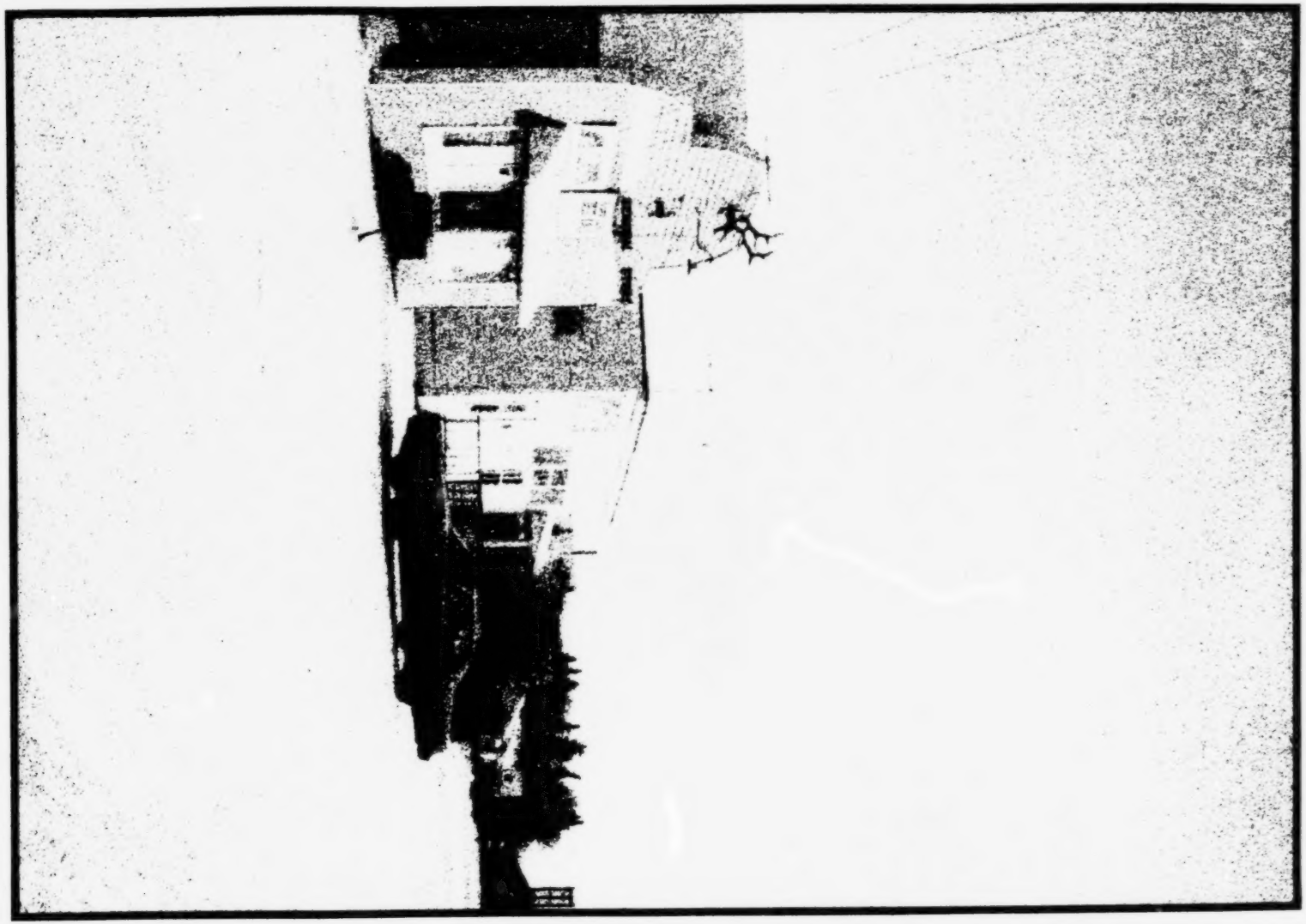
1.6 Subdivision of land for extensive agricultural use shall not be permitted. Council wishes to maintain agricultural parcels at quarter section size.

1.7 To enhance the potential for agricultural expansion, subdivision for intensive farming activities may be permitted on lower capability agricultural land in the Agricultural Use Area 2 or on fragmented parcels in any area. Council may also permit the subdivision of intensive farming operations, which have been in existence on or prior to the date of the adoption of this Plan, in any area. The maximum size of any subdivision for intensive farming activities may, however, be restricted by Council to reduce the loss of land from extensive agricultural use.

1.8 Applications for development approval for new livestock confinement facilities or expansion of existing facilities shall be accompanied by written comments on facility design, siting, and management from the Alberta Agriculture Waste Management Specialist or the District Agriculturalist. Council shall consider the comments when dealing with such applications.

1.9 In addition to other applicable criteria, Council shall use the Alberta Agricultural Minimum Distance Separation (MDS) formula in the review of any application for the establishment of new livestock confinement facilities or expansion of existing facilities; or in the review of any application for other uses near existing livestock confinement facilities.

1.10 Council shall encourage the operators of livestock confinement facilities to obtain a Certificate of Compliance under the Alberta Agriculture and Alberta Environment **Code of Practice.**



hamlets

2. HAMLETS

Background

The term hamlet refers to the following unincorporated, yet distinct communities within the M.D.'s jurisdiction: Busby, Dapp, Fawcett, Jarvie, Pibroch, Picardville, Tawatinaw, Nestow, and Vimy. The functions of these hamlets are mainly residential, but most of them provide some services to the surrounding area. For example, each hamlet generally has one or more of the following services: school, service station, hotel, community hall, bulk fuel station, store, and post office.

The population of each hamlet has slowly declined between 1961 and 1976, the last year for which official Canada Census figures are available. The proportion of the total M.D. population living in the hamlets remained relatively stable however, at approximately ten percent. According to M.D. estimates, this downward trend has reversed and six of the hamlets have been growing over the last several years. These centres have estimated populations within the range of one hundred to two hundred people. The exceptions are Dapp and Tawatinaw, which remain fairly stable, with about 40 and 15 residents respectively.

The larger six communities have water and sewer systems in place. For each hamlet the systems have the capacity to serve approximately two to three times the current population.

The hamlets offer an alternative lifestyle to either rural residential or urban living. The M.D. considers this to be desirable, but also recognizes that a certain amount of growth in the hamlets could allow a wider range of services to be developed without changing their essential character. Up to a point, a larger population could also make better use of existing services and distribute the cost over a broader base.

Some of the recent growth can be attributed to people who have decided to reside in a hamlet and commute to work elsewhere. This trend may continue but is difficult to predict. The M.D. could also encourage future growth in hamlets by providing for industrial or other developments which create jobs in the hamlets themselves.

On the other hand, there are several reasons why the M.D. should consider putting limits on the extent of growth in hamlets. First, some of the residents of the hamlets live in them because of the alternative lifestyle they offer. This attraction could be lost if the character of a hamlet was substantially altered by significant growth. Secondly, there would be costs associated with growth beyond the capacities of the existing services. Also, a number of the hamlets are within the better agricultural areas. Thus, in some cases, the importance of conserving good agricultural land becomes a consideration in the question of hamlet expansion.

Direction

- expand the function of hamlets to include light industrial uses within the servicing limitations of each hamlet

This will permit the development of light industry in the hamlets.

The effect of this direction would be to give the hamlets a basis for growth and possibly a higher level of services than they are currently able to support.

Policies

2.1 Council shall encourage the growth of hamlets in order to fully utilize the capacities of existing utilities and possibly expand the range of services available.

2.2 Light industry, commercial, or other development which would broaden the tax and employment base of the hamlets may be permitted, subject to the policies of this and the Industrial and Commercial Sections of this Plan. In this Plan, light industry shall mean activities involved in the processing, fabrication, storage, transportation, distribution or wholesaling of goods and services which do not emit a significant level of noise, smoke, odour, dust, vibration, etc., and which is compatible with the surrounding land use.

2.3 In those hamlets with water and sewer systems, proposed subdivision or development may be allowed only if it is compatible with the present servicing provisions. Council may require changes in the location or design of a proposal or refuse a proposal based on this criterion.

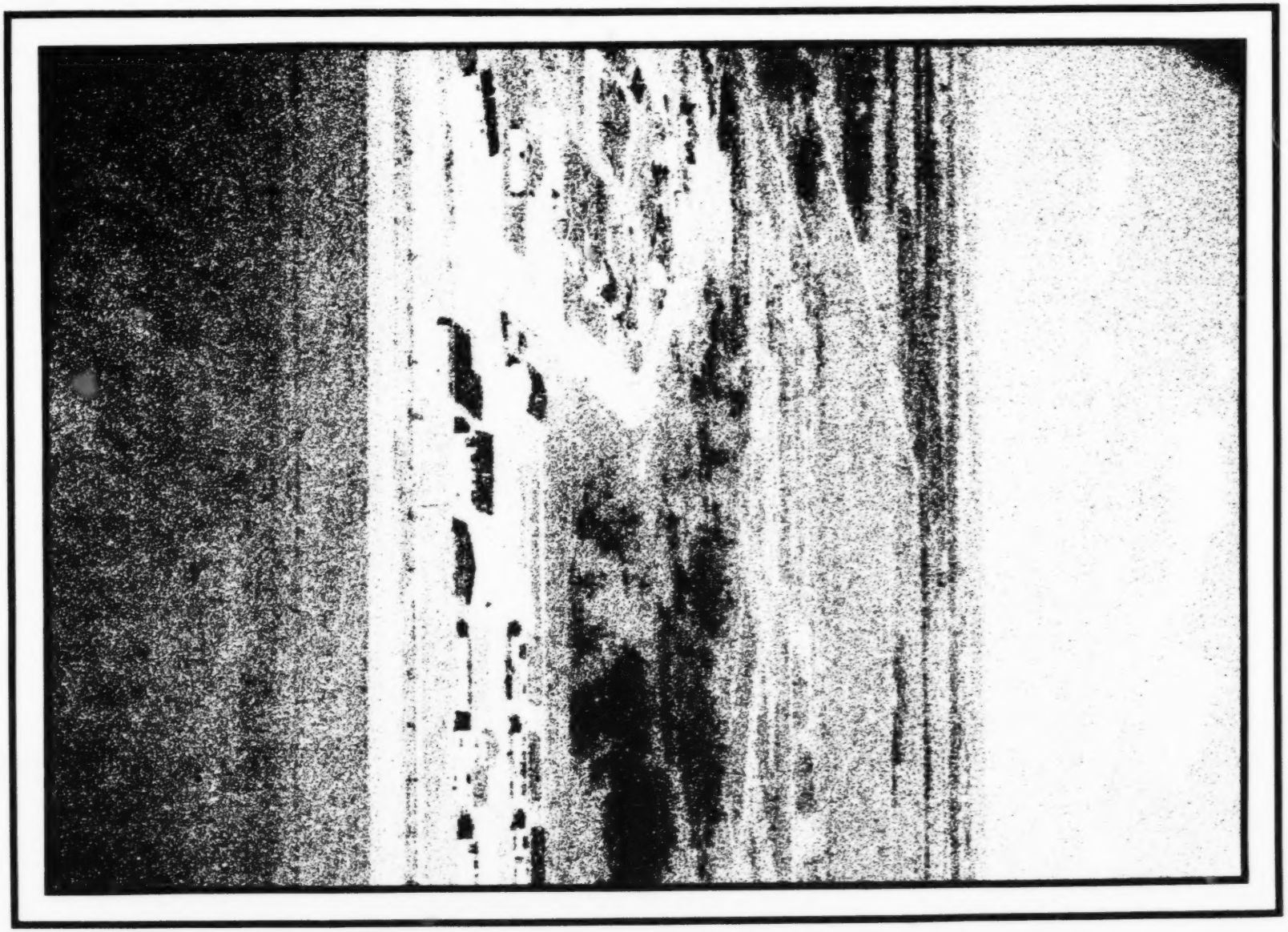
2.4 If a hamlet grows to the extent that its existing water and/or sewer systems are being used to capacity, a full evaluation of the implications of further growth and an amendment to this Plan shall be undertaken before any expansion is allowed. The evaluation shall address the servicing costs and whether expansion would affect important agricultural land, environmentally sensitive areas, or groundwater supplies.

2.5 Council shall encourage the maximum development of lands within existing hamlet boundaries as defined in the Land Use Bylaw. Council may refuse to expand a hamlet boundary in the Land Use Bylaw if it believes that vacant lands within the existing boundary of that hamlet are capable of supporting additional growth.

2.6 Based on the evaluation carried out in accordance with Policy 2.5, expansion of a hamlet beyond its present servicing capacity may not be allowed by Council if the agricultural capability of the affected land is considered important to the agricultural base. Similarly, hamlet growth that would damage or deplete groundwater supplies or other environmentally sensitive resources shall not be approved.

2.7 In those hamlets which do not have water and sewer systems, one of the criteria used to judge the suitability of any proposed subdivision or development shall be its compatibility with possible future servicing. Council may refuse or require changes to a proposal based on this criterion.

2.8 Council may prepare area structure plans to guide future land use within hamlets as well as to identify their growth directions.



urban fringe

3. URBAN FRINGE

Background

Urban fringe development, if not planned for, may result in inefficient land use, premature annexations, high costs of servicing and incompatibility of land use when urban development is ready to occur. In addition, urban fringe development often tends to conflict with the possible agricultural use of the land. It is therefore important to consider the future urban land requirements of the Town of Westlock and the Village of Clyde, the possible directions of their expansion, the types of development that may require consultation with the urban municipalities and the mechanism for such consultation.

Town of Westlock

Since 1956, the Town of Westlock has experienced a moderate but steady rate of population increase. In 1981, the Town's population was 4,424.

According to the Town's estimations, the Town may reach a population of 5,400 to 8,000 by the year of 2001. At present, the Town still has about 70 ha (170 ac.) of vacant residential land in the northeast, and another 80 ha (200 ac.) in the south. At a ratio of 36 persons per gross hectare (15 persons per gross acre), the Town could accommodate a population of some 9,500 people within its existing boundary. The Town appears to have an adequate supply of land for industrial use in its northwest and southeast. It appears that there are no significant constraints to provide municipal services to these areas. Therefore, it is unlikely that the Town will need additional land for its expansion at least until the early part of the next century. However, if some of the land owners within the Town decide not to proceed with the development of their lands, or the Town experiences sudden and major developments, the Town may have to expand its boundaries sooner.

The Town's General Municipal Plan (1976) has identified the area to its south for future annexation (S ½ 32 and SW 33, Twp. 59, Rge. 26, W4). In terms of agricultural capability, the area which the Town wishes to annex has a Canada Land Inventory Class 3 agricultural rating, whereas the area east of the Town is rated as Class 4. However, the Town at present is elongated in shape (4 kilometres or 2.5 miles east-west, and 2.5 kilometres or 1.5 miles north-south). If the Town expands towards either east or west, there would be a substantial distance between the northeastern and northwestern parts of the Town and its central area. As well, Highway 18 is located in an east-west direction. Expansion along the highway may reduce its efficiency.

Village of Clyde

According to Canada census data, the Village of Clyde had a population of 364 in 1981. It does not appear that there will be significant factors that would affect the Village's population growth rate substantially in the near future.

The Village's water supply can support a population of about 1,000. At present, there is a significant amount of vacant land in the eastern and western part of the Village that can accommodate future growth up to the servicing capacity of the water system. Therefore, the Village may not need land for future expansion for a long time.

However, should the Village need land for growth, the area to the west (west of the CNR station grounds), or the east (south of the Highway 18 curve) may be more suitable for that purpose. This land has an agricultural capability of Class 4. The land to the south, on the other hand, is rated as Classes 1 and 2. The land to the north also has a relatively low (Class 4) agricultural capability. But, expansion towards the north is constrained by Highway 18 and the location of the sewage lagoon.

Inter Municipal Co-operation

The urban municipalities are concerned with developments in their fringe areas that have the affect of creating unnecessary fragmentation of land, or land uses that are not compatible with future urban developement. Such developments include country residential, rural industrial, intensive agriculture and resource extraction activities. There are other types of development which may be appropriate in most of the rural areas, but could create adverse effects if located adjacent to urban centres. Such uses include intensive agriculture, certain resource extraction activities, etc. Urban municipalities are also concerned about the potential loss of revenue, as certain urban uses may choose to locate immediately outside of the urban centres due to lower land prices. In order to ensure land use efficiency, and orderly transformation of rural land to urban use, the urban municipalities should be allowed to provide input into these types of development in the urban fringe area.

Direction

- control uses and development in the urban fringe areas through some form of consultation process

This means Council will allow compatible uses in the fringe area, only after the adjoining urban municipality has had the opportunity to provide input into the decision.

In choosing this direction Council would be attempting to ensure the long-term compatibility of developments within the urban fringe areas.

Policies

3.1 Council shall discourage land uses that may adversely affect the Town of Westlock and the Village of Clyde from locating within the Controlled Urban Development District as defined in the Land Use Bylaw

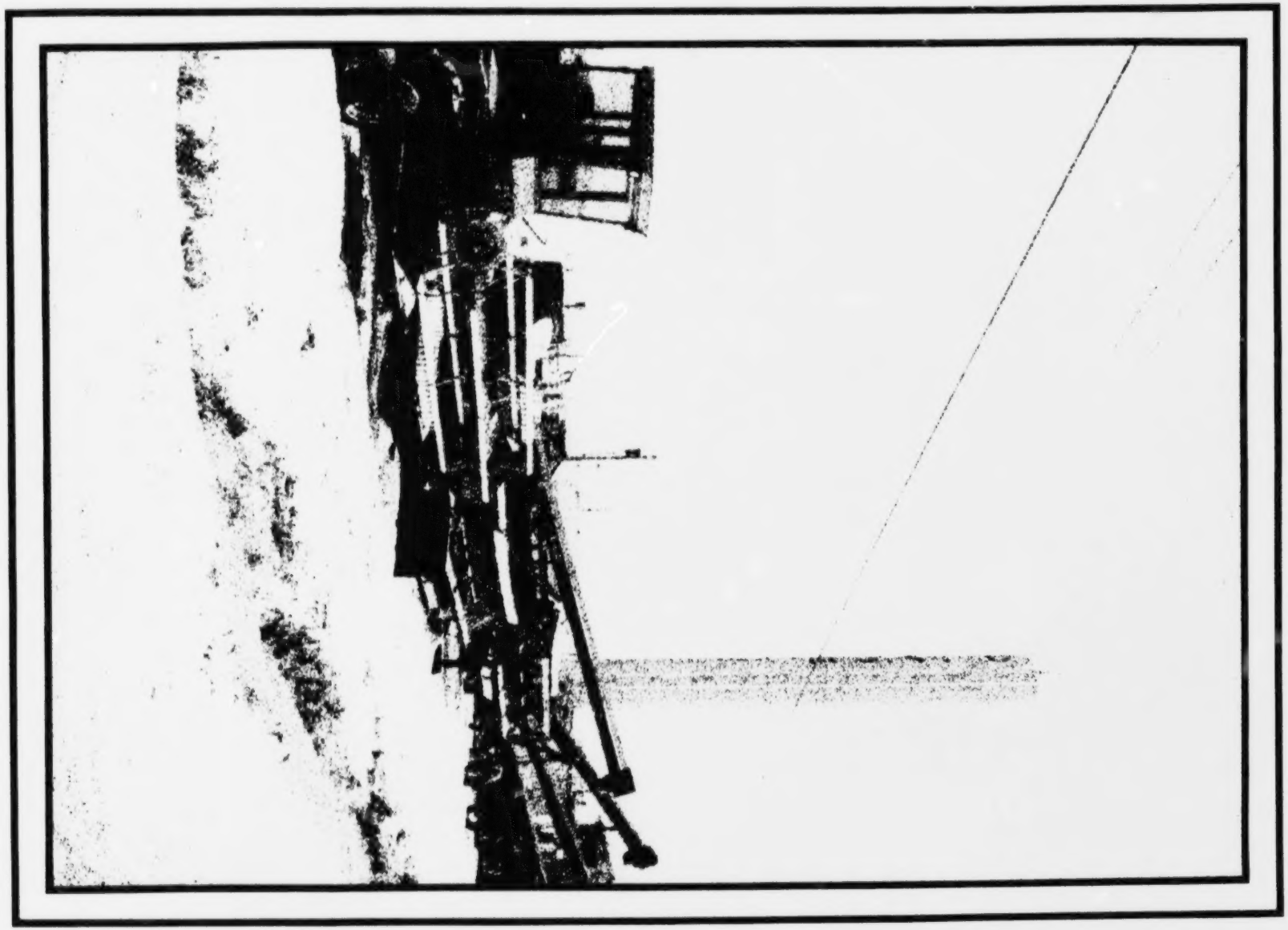
3.2 Mutli-lot country residential development shall not be permitted within that District.

3.3 Council may prohibit rural industrial, highway commercial, intensive agriculture, mobile home park, resource extraction and other land uses which may adversely affect the urban municipalities from locating within that District. In any event, Council shall not approve such developments until it has reviewed the comments from the respective urban municipalities. The M.D. may also consult with the respective urban municipalities for major developments located adjacent to the Controlled Urban Development District which may adversely affect the interest of that urban municipality.

3.4 Council shall encourage the respective urban municipalities to adopt provisions in their General Municipal Plans and Land Use Bylaws which would allow the use of the land at higher densities.

3.5 Council shall encourage the urban municipalities to consult with the M.D. prior to their applications for annexation.

3.6 Council shall not support the premature annexation of land or the annexation of land with good agricultural potential by the urban municipalities, unless Council is convinced by the respective urban municipalities of the justifications.



commercial & industrial

4. COMMERCIAL AND INDUSTRIAL

Background

There is at present not a large amount or range of commercial and industrial development in the M.D. of Westlock. Existing development is mainly related to agriculture, including the services available in the hamlets. There are also some existing activities relating to sand and gravel extraction, and oil and gas development.

There are no obvious forces which are likely to significantly change the amount or direction of industry in the 1980's. The coal reserves found in the Pickardville area have some development potential but the prospects for the development of the reserves are quite long-term. Commercial and industrial ventures do contribute to the tax base of the municipality and Council is prepared to permit them to occur, in accordance with the policies that are contained in this Plan.

There are several categories of development dealt with in this section and the distinctions between them are worth noting. A commercial development is generally an outlet through which products or services are available to consumers. Industrial development, on the other hand, includes manufacturing or warehousing. Resource extraction relates to the surface or sub-surface mining of metallic or non-metallic minerals.

There are also distinctions to be made within the industrial category. Light industry is a type that is not noxious or harmful and is generally compatible with other types of development. Resource extraction is another type of industrial use, distinctive because its siting depends on the location of the resource being exploited and also because it involves disturbance of the land as the resource is removed.

As noted, one advantage of having any of these developments is their contribution to the tax base of the municipality. For heavy industry and resource extraction this may be the only direct advantage to the M.D. (although a very real one). In contrast, developments that may be classified as light industry or commercial, generally provide a service that is needed or desired by the M.D. residents. This difference warrants having different policies for each type of development.

The various types of development also have different implications for other land uses and the environment. The impact of a heavy industry or large resource extraction project is much different than that of a small commercial venture for example. Again, this calls for specific policies for certain kinds of development.

Since Council intends to treat commercial and various industrial uses differently, the matter of categorizing a development as commercial or some type of industrial use becomes important in determining what policies are to be applied. Although some ventures are difficult to define as one type or another, Council does not intend to go further in defining what constitutes a particular use in this Plan. Any proposal that is not clearly of one type or another will be evaluated by Council on its own characteristics to determine what policies will apply.

Directions

- allow commercial development in conjunction with controls on its location

This means allowing any type of commercial development, in any quantity, while controlling its location.

The need to accommodate commercial uses, especially to serve the agricultural community, was considered a concern but the location of such uses was thought to present potential problems as well. One purpose of pursuing this direction would be to broaden the M.D.'s tax base. Another purpose would be to allow the provision of necessary services in locations suited to the nature of the service.

- encourage industrial development in conjunction with controls on type and location

This means having standards for the type and location of industry while taking measures to increase the amount of industrial development.

The demand for industrial development opportunities and the potential for conflict, particularly with residences, were raised as concerns. In following this rural direction the M.D. would be trying to broaden its tax base and to minimize conflicts between industry and other uses.

- provide for natural resource extraction industry in conjunction with controls on its location and timing

This means restricting other uses that could interfere with the eventual development of known resources. It also means establishing criteria for judging circumstances under which resource development will be permitted.

Through this direction the M.D. would be attempting to diversify its economic base by protecting its renewable resource base and minimizing conflicts between resource extraction and surrounding land uses.

Policies

4.1 Council may support the establishment of commercial and light industrial developments in the hamlets identified in Section 2 of this Plan.

4.2 Industrial or commercial development may be permitted in Agricultural Use Area 2 and shall be encouraged to locate on lower agricultural capability land within this Area.

4.3 Council may permit industrial or commercial development to locate outside the hamlets in Agricultural Use Area 1 if it complies with policies 4.4, 4.5 and 4.6.

4.4 Commercial and light industrial uses that require a separate parcel or an identity of their own may be considered if they locate on lower capability agricultural land and (a) they will directly serve the agricultural community; or, (b) if they are adjacent to a primary or secondary highway and are intended to serve the travelling public.

4.5 Commercial and light industrial uses that are operated as a secondary use to the farming operation may be allowed in Agricultural Use Area 1, and such uses shall preferably be located on that portion of the quarter section with the lowest capability for agriculture. The Land Use Bylaw shall prescribe the manner of such secondary operations.

4.6 An industry that is likely to bring substantial benefits to the M.D. may be allowed in the Agricultural Use Area 1 if its proponent can demonstrate to Council that it has specific site requirements that cannot be met elsewhere in Agricultural Use Area 2.

4.7 Council may allow resource extraction industries to locate within the M.D. subject to policies 4.14 through 4.20

4.8 Noxious or potentially harmful industries shall not be permitted close to a hamlet, an urban municipality, or a multi-lot country residential subdivision.

4.9 Council may allow the establishment of rural industrial parks in Agricultural Use Area 2. A rural industrial park shall be defined as a development consisting of two or more lots, designed and approved for industrial uses and which would constitute the major use of a quarter section of land.

4.10 An industrial park that is likely to bring substantial benefits to the M.D. may be allowed in the Agricultural Use Area 1 if its proponent can demonstrate to Council that it has specific site requirements that cannot be met elsewhere in Agricultural Use Area 2.

4.11 In considering proposed rural industrial park developments, Council shall approve only those with uses which are suitable and appropriate to be located in the rural area.

4.12 The proponent of a rural industrial park shall be required to provide the following information concerning the proposal before Council may consider recommending subdivision approval:

a) environmental suitability of site, with particular reference to soils, slopes, drainage, and availability of services

b) the type and level of exhaust which may be emitted into the atmosphere

c) size and number of parcels proposed

d) phasing, if anticipated

e) servicing requirements and provisions for meeting them

f) costs associated with providing new or upgraded municipal services required by the development

4.13 Council may not permit other uses on sites where there are known commercial deposits of coal, sand, or gravel if the proposed use may preclude the subsequent extraction of the resource.

4.14 The proponent of a resource extraction operation shall be required to submit a reclamation plan, prepared in accordance with the **Guidelines for the Reclamation of Land in Alberta,** to the M.D. with their application for a development permit. Council may request the assistance of Alberta Environment in evaluating a reclamation plan before issuing a development permit.

4.15 Council may not approve resource extraction developments that do not meet the following standards:

a) in the case of higher capability agricultural land, the land can be reclaimed to at least its former capabilities for agriculture

b) in the case of river valleys or lake shores, the land can be reclaimed to at least its former recreation capability

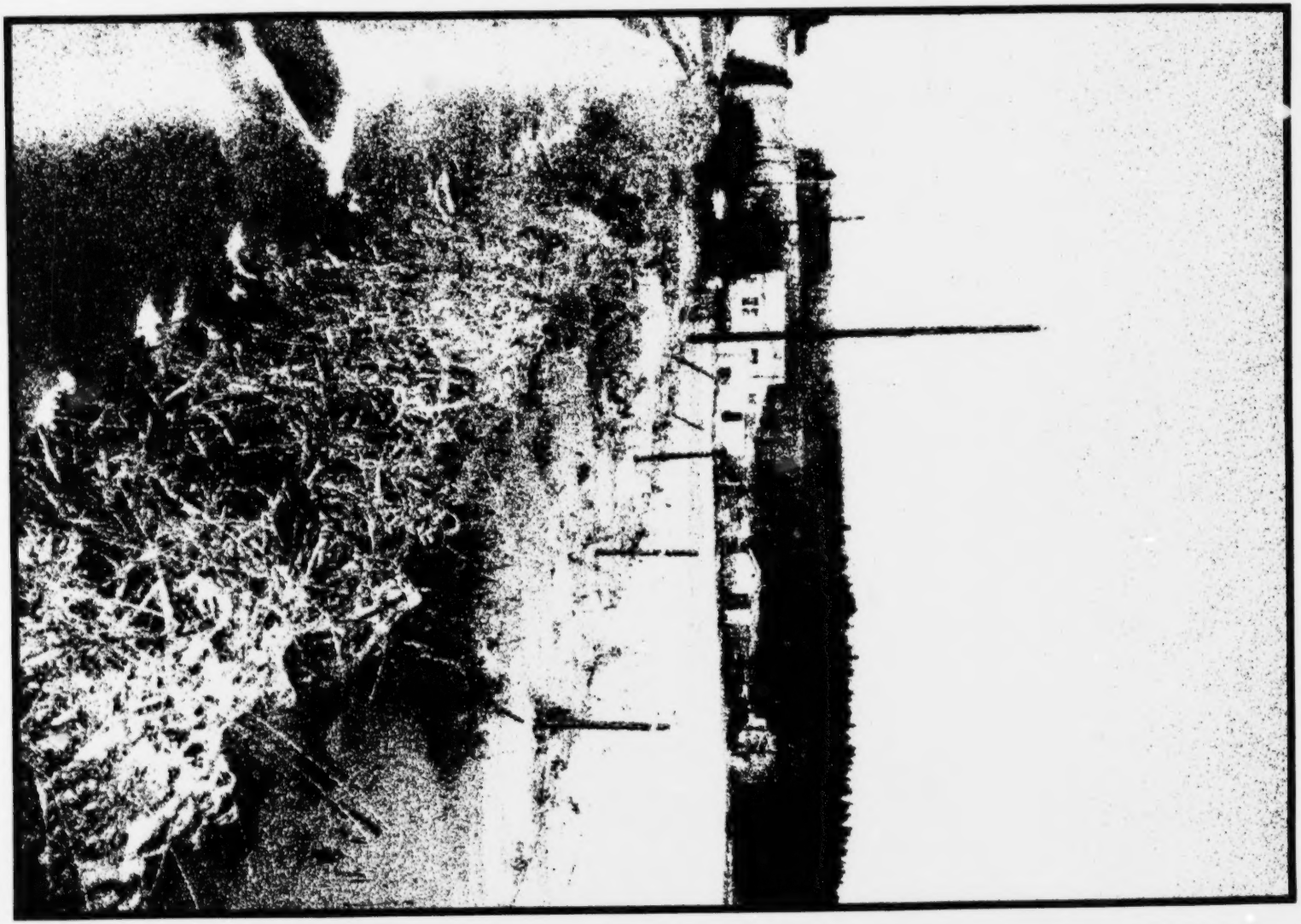
4.16 Post-reclamation land uses differing from the use being made of the land prior to resource extraction may be considered by Council if the advantage of the change outweighs the need to retain the original use.

4.17 Before a development permit is issued, Council may require the proponent of a resource extraction development to post a performance bond or similar security for the purpose of ensuring reclamation will be completed, where no similar requirement is made by a provincial department.

4.18 Development permits for sand, gravel, clay or marl extraction involving a site area of 2 ha (5 ac.) or more shall not be approved until the necessary Development and Reclamation Approval is obtained in accordance with the Land Surface Conservation and Reclamation Act.

4.19 Appropriate buffers shall be provided between industrial or commercial development and other incompatible existing and future land uses. The existing level and the expansion potential of the industrial or commercial development shall be considered in determining the required buffer.

4.20 Council may require the proponent of a commercial or industrial development to enter into a development agreement prior to the issuance of a development permit.



rural residential

5. RURAL RESIDENTIAL

Background

This section refers to residential development in the M.D. outside of the hamlets and incorporated municipalities. Rural residential development includes single parcel/farmstead separation, multi-lot country residential developments and rural mobile home parks.

Reasons for rural residential living range from employment or lifestyle preference to recreation factors and economic factors. Although rural residential lifestyle is preferred by some people, it is not without its problems and drawbacks. Some of the more significant problems are:

- rural residential development drives up the value of adjacent agricultural land far in excess of its agricultural productivity values
- loss of agricultural land
- possible breakdown in the agricultural fabric of the area as non-farm residents reduce an area's socio-economic ties to agriculture, and non-farm residents may out-vote farm residents in political situations
- increased demand in rural areas for unrealistic urban-type services
- conflicts arise between agricultural operations and neighbouring non-agricultural land uses
- revenues received from multi-lot country residential subdivisions may be less than the costs of services which the municipality has to supply

Location Factors and Design Considerations

Between 1976 and 1981, 592 rural residential parcels were created in the M.D. Of these, 253 were single parcels, and 339 lots were within multi-parcel subdivisions. A cursory examination of these approved subdivisions suggests that they are located rather randomly throughout the M.D.

The guiding principles established require future development to be in harmony with the natural environment of the municipality. As well, future development should not have a significant impact on the agricultural base of the area, including the loss of good agricultural land. To implement these principles, rural residential development should satisfy the following locational criteria:

- site suitability for building construction, water supply and sewage disposal, and landscape amenities
- located on lower capability agricultural land
- compatible with the surrounding land uses

A number of design considerations will determine the appropriateness and efficiency of rural residential development, for example:

- smaller lots reduce the amount of land taken out from agricultural uses, reduce the amount of wasted idle land in each parcel, and generally reduce servicing costs
- clustering of residential lots reduces servicing costs
- engineering costs of a curvilinear layout subdivision are similar to those of a grid pattern layout, yet a curvilinear layout permits clustering of lots and helps to reduce servicing costs

Phasing

As discussed, some 600 rural residential lots were created in the last 5 years in the M.D. Assuming an average density of 3 persons per dwelling, those lots created could accommodate about 1,800 people. Yet, the population level of the M.D. was rather stable in that period of time. It is therefore safe to assume that a significant number of those lots are still vacant at present.

The existence of vacant lots in the marketplace holds down the price of residential lots. It also allows a wider choice for the prospective buyers in terms of location, lot size, site characteristics, etc. However, the municipality would have to provide services to a subdivision (e.g. school bussing, road maintenance, etc.) regardless of whether or not the subdivision is fully occupied. But, the municipality would not be able to levy tax on improvements if the lots are vacant. As well, where there are a large number of vacant lots in existence, it may mean that agricultural lands have been prematurely withdrawn from production.

To minimize municipal servicing costs to rural subdivisions, and to avoid the premature withdrawal of agricultural land for residential use, the M.D. may have to discourage major rural residential developments until a better balance between the supply and demand has been reached.

Mobile Home Parks

The concept of mobile home parks has traditionally been to provide a form of lower cost accommodation, and to provide immediate housing facilities in areas where traditional forms of housing are not readily available. Until recently, mobile home parks have been less acceptable by the public at large, primarily because of their association with a crowded unattractively designed living environment. The provision of adequate servicing has often been a problem as well.

With increased quality in construction and improvement in design, the mobile home has recently become an acceptable dwelling unit. This is evidenced by the large number of mobile homes on farmsteads and country residential lots, and in hamlets. Also, with the high costs of traditional forms of housing, the M.D. will likely be faced with an increasing number of mobile home park proposals.

Direction

- control the location and quantity and size of rural residential development

This means allowing a variety of types of rural residential use but with limitations on how many may be created and where these may be located.

The possibility of conflict between rural residences and other uses was identified as a concern by Council, as was the inefficiency of creating lots that are not developed. This direction indicates that the M.D. would be attempting to accommodate all types of demand for rural living, in a manner that is compatible with other uses, and in a quantity that does not commit land unnecessarily to rural residential use.

Policies

Country Residential

5.1 Country residential lots shall not be less than 0.4 ha (1 ac.) and not more than 1.2 ha (3 ac.) in size. Where the subdivision is to separate a farmstead, the parcel may exceed 1.2 ha (3 ac.) in size up to a maximum of 4.0 ha (10 ac.) if it can be demonstrated that additional land is required to include shelter belts and farm buildings ancillary to the farmstead. The maximum lot size allowed for the subdivision of a fragmented parcel shall be based on the nature of the fragmentation. Where the subdivision is located in an area for which a Lake Area Structure Plan has been adopted, lot sizes shall be in accordance with that plan.

5.2 One single lot separation for country residential use (including farmstead separation and fragmented parcel) may be permitted on each unsubdivided quarter section. Where possible, single lot separation shall be:

a) located on that portion of the quarter section with the lowest capability for agriculture
b) designed so as to have minimal impact on the existing and future use of the quarter section for agricultural purposes, considering such factors as proximity and access to an all-weather road, and the shape and location of the separated parcel

5.3 Multi-lot country residential subdivision may only be permitted on the lower capability agricultural land within Agricultural Use Area 2 which:

a) has access to at least an all-weather loose surface road within 1.6 km (1 mile) and preferably a paved road within 8 km (5 miles) of the area
b) has an adequate supply of on-site potable water
c) has slope, soil drainage, and water table conditions suitable for on-site sewage disposal
d) has suitable area for a building site which can accommodate a dwelling with a permanent foundation

5.4 Setbacks shall be maintained between multi-lot country residential subdivisions and adjacent incompatible uses. In addition to the Planning Act and Subdivision Regulations, as amended from time to time, multi-lot country residential subdivision shall not be permitted:

a) within the 1 in 100 year flood plain
b) within the 30 Noise Exposure Forecast (N.E.F.) Contour or higher of a licensed or paved airport and as defined on Map 3

c) within 1.6 km (1 mile) from the boundary of a parcel of land containing a resource extraction operation; a noxious industry which may emit a high level of noise, odour, vibration, dust, etc.; a sewage lagoon; a nuisance ground or other activities potentially detrimental to a residential development

d) within 0.8 km (0.5 miles) of a rail line unless a physical barrier, natural or man made, occurs between the proposed residential site and rail line to reduce the level of noise, dust, vibration, etc. to an acceptable standard, and to minimize any safety hazards related to rail traffic

5.5 To facilitate efficient land use and reduce servicing costs, lots within multi-lot country residential subdivison shall be clustered where possible.

5.6 Where possible, multi-lot country residential subdivisions shall be directed to areas which are extensively treed and have natural scenic landscape features.

5.7 Where site conditions permit, the alignment of internal roadways and the placement of lots in multi-lot country residential subdivisions shall be designed in a matter which would maximize the utilization of passive solar energy conservation methods in future building construction.

5.8 A multi-lot country residential subdivision shall not be approved unless there is adequate distance separation between it and an existing intensive agricultural operation. The separation required shall be determined in accordance with the Minimum Distance Separation Formula used by Alberta Agriculture and Alberta Environment.

5.9 The residential development of all lots in multi-lot country residential subdivisions shall be encouraged. New multi-lot country residential subdivisions shall not be permitted unless 40% of existing country residential lots within a 6.4 km (4 mile) radius of the site have permanent residential dwellings constructed. Satisfactory evidence to this effect may be required prior to approval. The M.D. may relax this provision if it is satisfied that the proposed lots are expected to be developed within a reasonable period of time.

5.10 Unless otherwise specified in an applicable Lake Area Structure Plan, country residential subdivision proposed within 1.6 km (1 mile) of a lake shall comply with the following conditions:

a) the clearing of vegetation on each residential lot shall be minimized in order to maintain aesthetics and visual buffers from neighbouring properties and the lake

b) the development shall, in the opinion of Council, be compatible both with existing uses and the overall development capabilities of the lake environment and residential development shall not be permitted within 30 m (100 ft) of the shoreline

c) vegetation clearing for purposes of lake access shall be subject to a development permit

d) the developer shall provide public wells as required

e) the use of pit toilets for sewage disposal shall not be allowed

f) the developer shall clear and post all walkways to improve pedestrian access

g) the developer shall construct boat launching facilities as required and to the satisfaction of the M.D.

5.11 Development agreements shall be required as a condition of approval for country residential subdivisions to avoid unreasonable obligations being placed on the M.D. as a result of such developments. Where subdivision is not involved, the developer may be required to enter into a development agreement with the M.D. prior to the granting of a development permit.

5.12 Council shall not issue a development permit for country residential purposes prior to receiving written evidence from the Plumbing Inspection Branch of Alberta Labor or the local health unit indicating that the proposed sewage disposal system is satisfactory.

Mobile Home Parks

5.13 Mobile Home Parks shall mean the use of a parcel of land under single ownership which provides rentable spaces for detached, single family Canadian Standards Association approved mobile dwelling units anchored on suitable foundations, and ancillary buildings and uses.

5.14 In addition to the following policies, the development of mobile home parks shall comply with policies 5.3, 5.4, 5.6, 5.8, 5.10, 5.11 and 5.12 of this section.

5.15 Council may require provisions be made in the development of mobile home parks for adequate setbacks from property lines, for land to be set aside for landscaping and buffering purposes, for off-street parking areas for residents and visitors, and for control over outside storage.

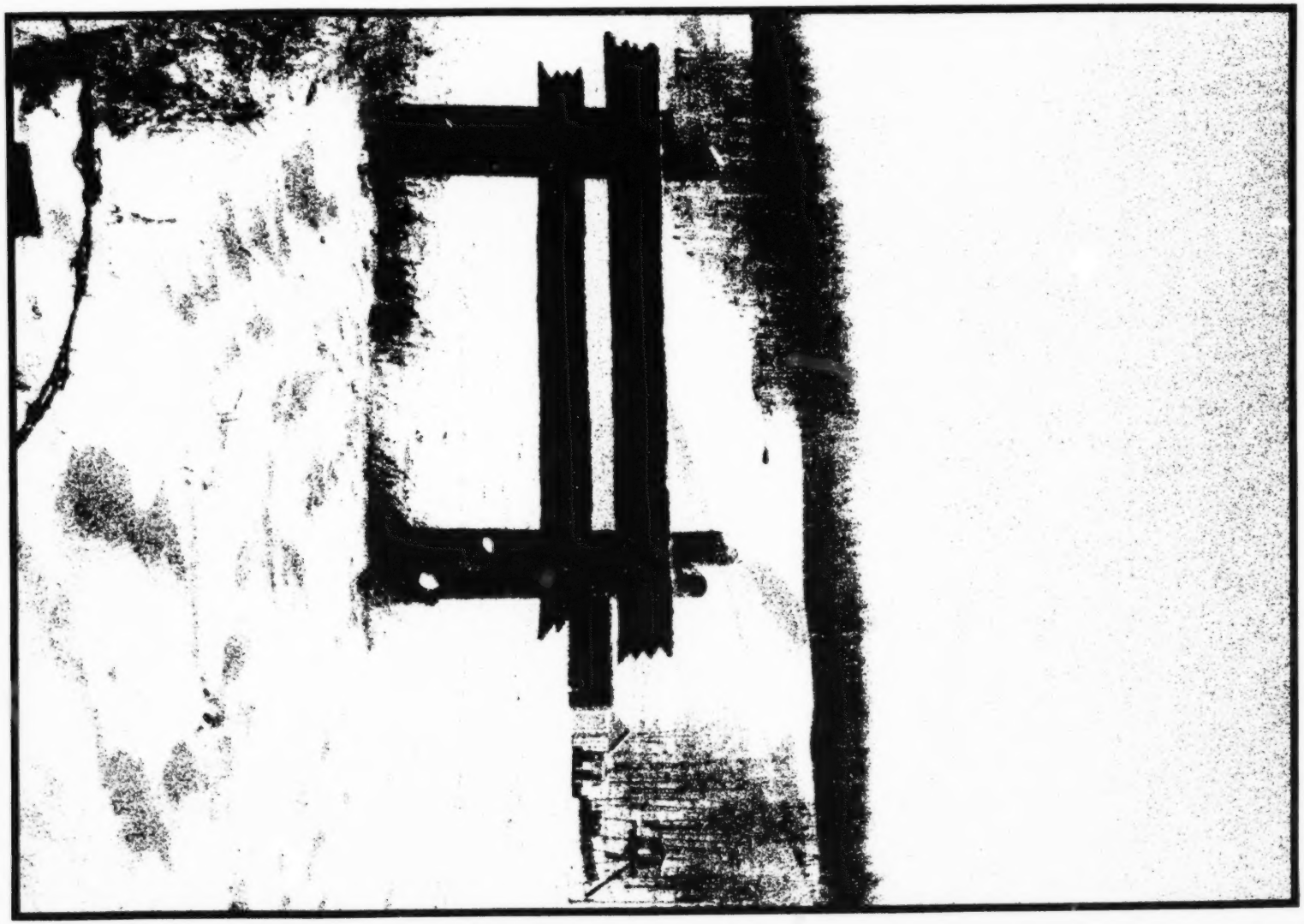
5.16 Each mobile home park shall include an adequate area to ensure privacy to the residents of each unit. As well, it shall be designed to allow for the accommodation of attached and/or ancillary storage structure if communal storage structures are not provided.

5.17 Council may require the provision of adequate on-site recreation areas, such as playgrounds or tot lots, within each mobile home park.

5.18 Where a sewage lagoon is required for a mobile home park, Council may require the construction of a chain link or wire mesh fence around the lagoon as a safety precaution.

5.19 Prior to the approval of mobile home park proposals, Council shall consult with the School Board to ensure that the School Board will be able to provide adequate school facilities and services to the proposed developments.

5.20 The scale of a mobile home park shall be related to the availability of community facilities and services in the adjacent area. Although it may be desirable for a mobile home park to be large enough to create a sense of "community", it shall not be so large as to place an undue strain on the finances, roads, schools, parks, and other facilities and services of the adjacent area.



recreation & open space

6. RECREATION AND OPEN SPACE

Background

Recreation Resources

The M.D. is not well endowed with physical resources which are capable of supporting outdoor recreation activities (e.g. fishing, swimming, camping, etc.). According to the Canada Land Inventory (C.L.I.) the entire Redwater - Tawatinaw valley corridor within the M.D. is rated as Classes 4 and 5, suitable for the viewing of landscape, wildlife, or hiking. On the other hand, there are three small areas with a Class 4 recreation rating along the Pembina River corridor. The first area is just north of Rossington, and the other two are south and west of Fawcett. These Class 4 areas are capable of supporting activities such as camping and boating. The rest of the Pembina River corridor is rated as Classes 5 and 6. The other river corridors in the M.D. are primarily rated as Class 6 by C.L.I.

There are numerous small lakes in the M.D., but almost all of them are rated as Classes 5 or 6 for outdoor recreation uses, suitable primarily for the viewing of wildlife. There is only one lake with any amount of Class 3 shoreland. Long Island Lake has a total of about 1.6 km (1 mile) of Class 3 shoreland on the north and south ends of the lake, suitable for cottaging, boating, angling, and beach activities. The rest of the Long Island Lake shoreland is rated as Classes 4 and 5, suitable for cottaging, boating and angling. However, Long Island Lake is small in size and elongated in shape. Substantial development of this lake will probably cause problems relating to water quality and boating hazards.

Recreation Facilities/Development

The existing recreation development and facilities within the M.D. are primarily oriented to outdoor recreation activities. There are two existing M.D. campgrounds, one at Long Island Lake, and the other at Half Moon Lake. The only major cottaging areas are located at Long Island Lake and Half Moon Lake.

A certain amount of outdoor recreation development has recently focussed on the opportunities associated with the Athabasca Landing Trail. The restoration of the St. Mary's Church at Waugh has created combined heritage and outdoor recreation opportunities for both local and regional users. Future development plans for the Trail include the securing of the rights-of-way, a sign posting program, and the development of camps and recreation nodal points along the trail for outdoor recreationists. As the restoration and development of the Athabasca Landing Trail can be considered as a major and complex undertaking, it is probably beyond the means of the M.D. and local residents to develop such a resource. The M.D. and the local residents can, however, co-operate with the concerned provincial agencies and special interest groups in that undertaking. Moreover, the M.D. does have the opportunity to ensure that incompatible land uses do not jeopardize the historic, recreation or natural opportunities presented by the Athabasca Landing Trail.

In addition to the above, there are a number of outdoor recreation facilities in the M.D. such as the Tawatinaw Valley Ski Area, a golf course, and a number of institutional camps.

Wildlife Resources

According to information collected by the Fish and Wildlife Division of Alberta Energy and Natural Resources, the M.D. is relatively rich in wildlife resources. The large areas of muskeg and river corridors have created quality habitat areas for white tailed deer, moose, elk and waterfowl. These areas represent the habitat resources which are most critical to the maintenance and survival of wildlife in the M.D.

Human activity and development within or adjacent to wildlife habitats places varying degrees of pressure on the viability of these resources. Some animals and birds are more sensitive to human activity than others. Some can adapt to a landscape modification whereas others cannot do so readily. Development and subdivision, if not properly designed, could alter or even destroy the wildlife habitats.

The clearing and draining of muskeg area for the expansion of agricultural land use can also result in a gradual elimination of wildlife habitat.

Direction

- encourage recreation development with controls on the type and location

This means taking measures to protect recreation resources from other uses and placing controls on the scale, type, and location of recreation development.

The effect of this direction would be to expand recreation facilities available to local residents. In controlling the type and location of such uses, the M.D. will be trying to ensure that development is compatible with the resources available.

Policies

Outdoor Recreation

6.1 River shoreland with a C.L.I. recreation rating of Class 4 or higher, and lake shoreland with a C.L.I. recreation rating of Class 3 or higher shall be used for intensive recreation development. Other river shoreland and lake shoreland may be used for extensive recreation and residential development as long as these uses are not precluded by other policies of this Plan.

6.2 Within the intensive recreation areas, the predominant use shall be for organized public serving recreation such as organized campgrounds, day use areas, picnic sites, lodges, recreation trails, and other similar uses as developed by either private or public interests. Development application for such uses shall be accompanied by a report outlining the compatibility of the proposed use with the resource capability of the site and the surrounding land use.

6.3 Intensive recreation development shall not, in the opinion of Council, exceed the physical and social carrying capacities of the site to support such use.

6.4 Intensive recreation development shall be required to install, where necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction. Such systems shall be of sufficient size to accommodate the anticipated number of users during the peak use period.

6.5 Spaces for day use, picnicing, camping and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where appropriate.

6.6 Intensive recreation development shall be required to maintain an open space buffer of sufficient size and composition to act as a noise and visual barrier from adjacent incompatible land uses.

6.7 Council shall encourage the Westlock Regional Recreation Board to incorporate in the Recreation Master Plan, provisions relating to the use of the M.D.'s river and lake shorelands for recreation purposes, and which are compatible with the provisions of this Plan or any Lake Area Structure Plans in effect.

6.8 Residential development along river and lake shorelands shall conform with the Rural Residential policies of this Plan.

6.9 Council, in consultation with Alberta Municipal Affairs, may require the preparation of lake management studies and Area Structure Plans where deemed appropriate.

6.10 All Lake Area Structure Plans shall be prepared in accordance with the Alberta Planning Board **Guidelines for Use in Preparing Lake Shoreland Management Plans.**

Open Space

6.11 Adequate municipal reserves shall be dedicated in country residential subdivisions adjacent to river and lake shorelands so as to provide adequate water access for both back-lot owners and the general public.

6.12 Municipal reserve dedications, where possible, shall be concentrated in a few large parcels on suitable sites, rather than scattered throughout the subdivision.

6.13 In order to provide for suitable, large areas for municipal recreation uses and facilities, Council may consolidate and acquire land in areas appropriate for public use.

6.14 Reserves within a subdivision shall, if possible, be designed to connect with nearby public land or with reserves in adjacent subdivisions.

6.15 Council, in co-operation with the Westlock Regional Recreation Board, shall pursue a program of documenting and evaluating all existing municipal reserve parcels with a view to consolidating and developing high quality municipal recreation facilities. This may be achieved in part through the disposition of existing reserve parcels, trading land or by taking money in place of reserves and using this to purchase land.

6.16 Unless unique site requirements determine otherwise, development proposals shall conform with the Alberta Environment **Land Conservation Guidelines** so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

6.17 All development shall be designed to retain buffer strips between roads and water bodies, ravines, watercourses and wetland areas so as to prevent soil erosion and siltation of streams.

Heritage Corridor

6.18 The Heritage Corridor shall consist of the Athabasca Landing Trail and its adjacent area as defined on Map 2.

6.19 Subdivision and development within the Heritage Corridor which may, in the opinion of Council, jeopardize or preclude the development of the Athabasca Landing Trail as a historical, cultural and recreation resource shall not be permitted.

6.20 Subdivision and development proposals within the Heritage Corridor shall be referred by the approving authority to Alberta Culture for comment prior to approval.

Wildlife Areas

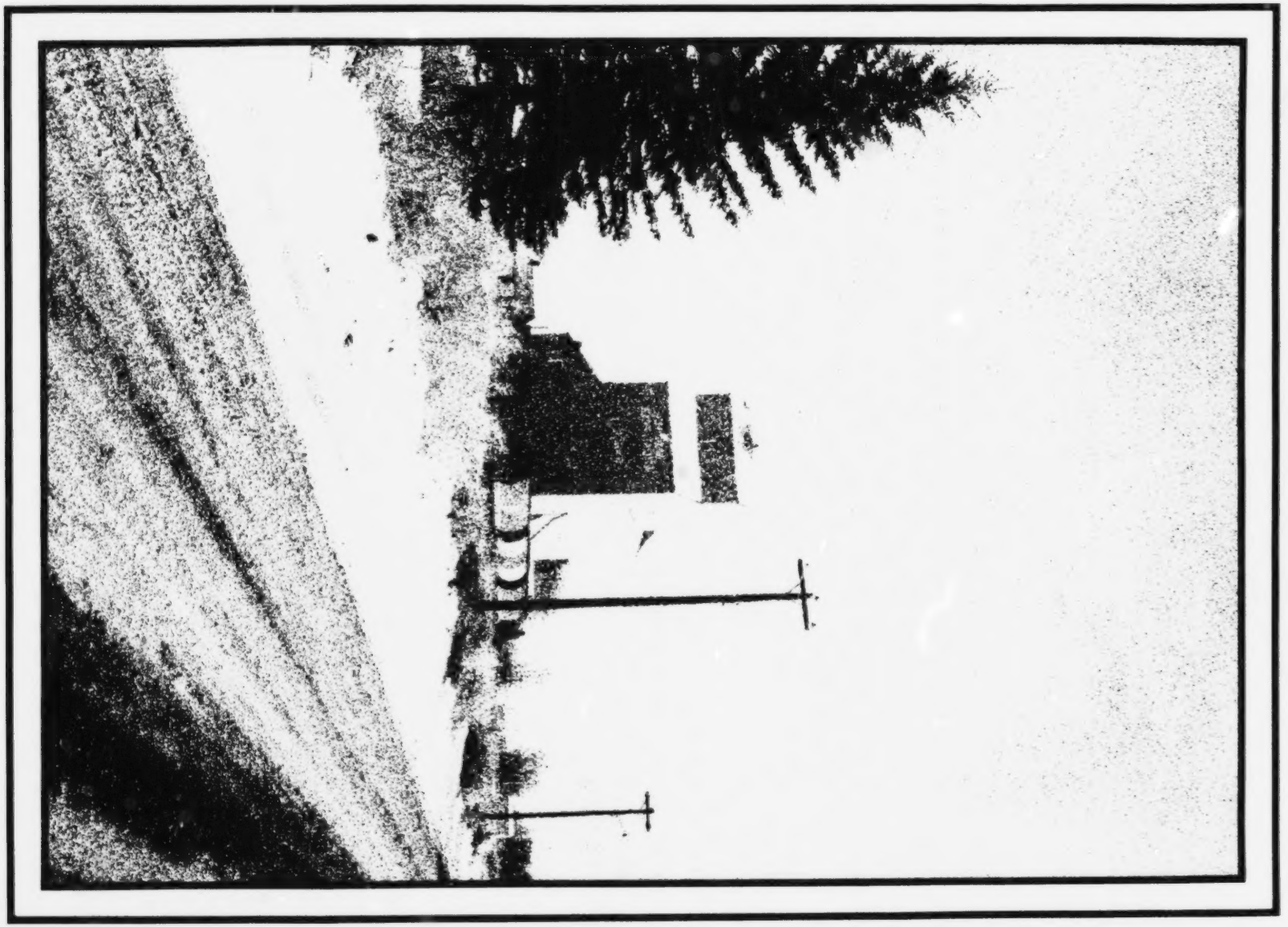
6.21 Wildlife Areas generally include lands which are critical and essential to the maintenance of a viable population of certain wildlife species as defined on Map 2.

6.22 Subdivision or development proposals within Wildlife Areas may be referred to the Fish and Wildlife Division of Alberta Energy and Natural Resources for comment prior to approval.

6.23 Subdivision or development may be permitted within or immediately adjacent to Wildlife Areas only when it can be proven to the satisfaction of Council that subdivision or development will not jeopardize or significantly damage those characteristics of the resource vital to habitat and species maintenance.

6.24 In the approval of subdivision or development proposals within or immediately adjacent to Wildlife Areas, Council shall ensure that disturbance of vegetation and alterations to site topography are minimized. A site plan detailing the protection of existing vegetation and site topography shall be required with any application for development permit.

6.25 Council may consult with the Water Resources Division of Alberta Environment prior to approving any development proposals which involve the draining of sloughs or wetland areas.



transportation & utilities

7. TRANSPORTATION AND UTILITIES

Background

The M.D. of Westlock is serviced by a network of highways, railways, pipelines and powerlines. Primary Highways No. 2 and 44 travel in a north-south direction and Highway No. 18 runs in an east-west direction. Secondary Road No. 794, which has recently been paved, connects the Town of Westlock with Highway 16X in the Edmonton area. As well, three Canadian National Railway lines (connecting Edmonton and Barrhead, Edmonton and Athabasca, and Edmonton and the Peace River area), traverse through the municipality. A local airport, with a runway of 900 metres (3,000 feet), is located just east of the Town of Westlock. There is also a network of powerlines and pipelines serving the area.

The transportation network appears to provide an adequate level of service to the area at present. However, it is important that these facilities should be protected from unecessary encroachment in order to maintain their long-term efficiency. As well, additional provisions may be required to ensure that land use adjacent to highways, railways and the airport are not adversely affected by such things as noise, vibration and emissions generated from the traffic using these facilities.

Six of the hamlets in the M.D. (Busby, Fawcett, Jarvie, Pibroch, Picardville and Vimy), are served by municipal water and sewer systems. The systems have the capacity to serve two to three times the current population in the hamlets.

There are twelve modified waste disposal sites located throughout the M.D. Most of these sites have a life span of about five years, and some of them have been used almost to their capacity. Environmentally and land use wise, a more efficient system for the M.D., the Town of Westlock and the Village of Clyde, would be the joint operation of a regional sanitary landfill system.

Directions

- maintain the long-term efficiency of linear facilities and minimize land use effects of these facilities

This means Council shall discourage the unnecessary encroachment of roads, railways, airport, powerlines and pipelines, and will attempt to ensure that future land use adjacent to these facilities will not interfere with their operation, upgrading or future expansion.

This direction would ensure the compatibility between linear facilities and land uses adjacent to them.

- ensure that municipal services are provided in an economical and efficient manner

This means that Council shall attempt to provide municipal services to the residents which reflect the need, environmental constraints, and land use considerations.

Council shall maintain, and in the case of landfill facilities, attempt to upgrade the utility infrastructures.

Policies

Transportation

7.1 Council shall encourage the location of transportation and utility lines and facilities in a manner which:

a) minimizes the consumption of higher capability agricultural land
b) encourages the integration of transportation routes and utility lines within defined corridors
c) encourages rights of way to follow quarter section lines, property boundaries or existing easements
d) discourages the creation of fragmented parcels of land between rights of way
e) minimizes the impact on significant recreational, heritage or wildlife areas

7.2 In reviewing proposals for the establishment of new transportation and utility lines, or new land uses adjacent to these facilities, Council may require the provision of a sufficient buffer to minimize any negative impacts.

7.3 Council shall encourage new transportation and utility rights of way to avoid existing residential areas and areas designated for urban expansion. Where such lines must locate in close proximity to residential or urban areas, they should be designed to be compatible with future urban growth.

7.4 Council shall endeavor to co-operate with other municipalities and the provincial government in the planning and development of inter-municipal roadways.

7.5 Council shall encourage those involved in the exploration and development of natural resources to construct access roads on road allowances wherever possible.

7.6 Road access from private property onto either provincial highways or secondary roads shall be discouraged and limited wherever possible.

7.7 Development proposals located within 0.8 km (0.5 miles) of a provincial highway shall be referred to Alberta Transportation for comments prior to development approval.

Airport Vicinity

7.8 In order to minimize safety hazards and land use conflicts around airports, Council shall encourage the adoption of Airport Vicinity Protection Area (A.V.P.A.) Regulations for all publicly licensed or paved airports in the municipality.

7.9 Until A.V.P.A. regulations are enacted, the following criteria shall apply to subdivision and development near all publicly licensed or paved airports (Map 3):

a) multi-lot country residential development shall be prohibited on land located within the 30 Noise Exposure Forecast contour or higher

b) developments which will cause a concentration of people such as schools, libraries, nursing homes and hospitals, shall be prohibited from land located within the 30 Noise Exposure Forecast contour or higher

c) development adjacent to and in the vicinity of an airport shall not exceed in height the structural height limitation requirements as prescribed by the Regional Controller of Transport Canada, Civil Aviation Branch

d) at the discretion of the development officer and with respect to airport safety, a development application shall be referred to Transport Canada for comment prior to issuance of a development permit if the development will result in emissions of steam, smoke, dust or other atmospheric contaminants, an accumulation of any materials or waste edible or attractive to birds, or the use of extensive exterior lighting

e) a proposed development shall be referred to Transport Canada for comment and recommendation prior to the issuance of a development permit if that development includes the manufacturing of petroleum products, pulp or paper products, stone, clay or glass products, metal processing, the processing of coal or natural gas, asphalt or ready-mix concrete products, gravel crushing, meat packing, a public incinerator, a sewage treatment plant and disposal plant, a hay or forage drier, a seed cleaning plant or feed mill plant, a thermal electric power generating plant or a steam generating plant or that includes any device, apparatus, equipment or other thing that is operated for industrial, scientific, medical or similar purpose that produces and utilizes radio frequency energy in its operation excluding radio communication

Utilities

7.10 The provision or expansion of municipal water and sewer systems in hamlets shall be based on the needs of the residents, economic considerations, and the future expansion potential of the hamlet.

7.11 To improve the handling and disposal of solid waste, Council shall consider converting to:

a) a regional landfill site or

b) a pickup system whereby wastes would be transported to a regional landfill site.

7.12 Council may seek co-operation and assistance from the Town of Westlock and the Village of Clyde in the establishment of a regional landfill site.

part three IMPLEMENTATION & ADMINISTRATION

1. Authority of the Plan

1.1 Pursuant to Section 61 of the Planning Act R.S.A., 1980, this Plan shall be adopted by M.D. of Westlock No. 92, as the M.D. of Westlock No. 92 General Municipal Plan.

1.2 Subdivision and development of lands within the M.D. of Westlock by the municipality and general public shall be in accordance with the provisions of this Plan.

1.3 Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the subdivision and development of crown lands, and in the formulation of Provincial and Federal policies and programs, within the M.D. of Westlock.

2. Land Use Bylaw

2.1 Where this Plan or any part thereof takes effect, the Land Use Bylaw in effect in the M.D. of Westlock thereby shall be amended to conform with this Plan.

2.2 No provisions of this Plan shall require the Land Use Bylaw to pre-designate lands for hamlet and/or urban expansion, commercial, industrial, resource extraction, multi-lot country residential, mobile home park, intensive recreation, extensive recreation, institutional or other similar uses. Development proposing any of these uses shall be required to conform with the provisions of this Plan.

3. Amendment

3.1 Should changing conditions necessitate an amendment to the Plan, in accordance with Section 139(1) of the Planning Act, the amendment shall be adopted by bylaw.

3.2 In order to ensure that the intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the guiding principles, directions and policies of the Plan may be evaluated, the following criteria shall apply to consideration of an amendment:

a) a formal request for amendment shall be submitted to Council
b) the request shall be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the guiding principles, directions and policies of the Plan
c) during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment
d) Council may request such information as it deems necessary to reach a decision on the proposed amendment

4. Review

4.1 The planning process is a dynamic process, subject to inevitable change. With this Plan being a major component in the M.D. planning process it is intended that this Plan will be subject to periodic review. Review of the Plan may be initiated in the following ways:

a) a complete or partial review when significant changes in economic, social, or technical developments or environmental considerations occur
b) a complete review upon the election of a new Council or at least every three years
c) a complete or partial review upon an amendment pursuant to the section on Amendment

5. Monitoring

5.1 Essential to the continued effectiveness, viability and relevance of the Plan is the mechanism of monitoring. Monitoring entails recording and appraising the significance of events, trends and decisions, in relation to the Plan. Essentially, therefore, the premise is that circumstances change, and if the Plan does not change with them it may soon become an obsolete document incapable of providing direction.

5.2 This Plan is based on a set of guiding principles and directions, many of which relate to the future. Over time any one or more of these may change. Council shall establish procedures and techniques to monitor and record the changes in the M.D.'s land use, development and growth patterns.

5.3 This monitoring in combination with the review and amendment processes will form the key elements in ensuring the long term relevancy of the Plan to changing M.D. aspirations and needs.

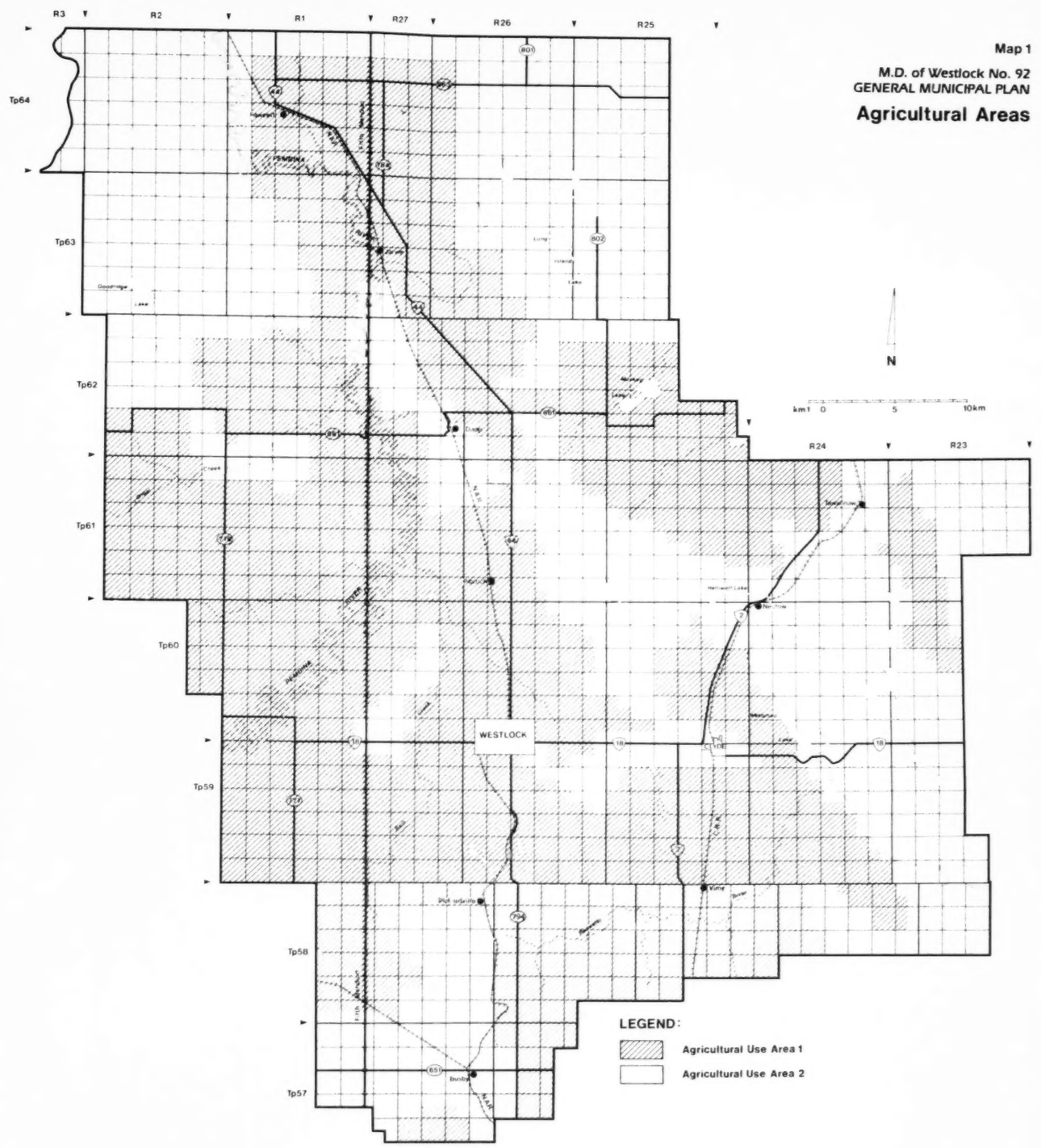
6. Interpretation

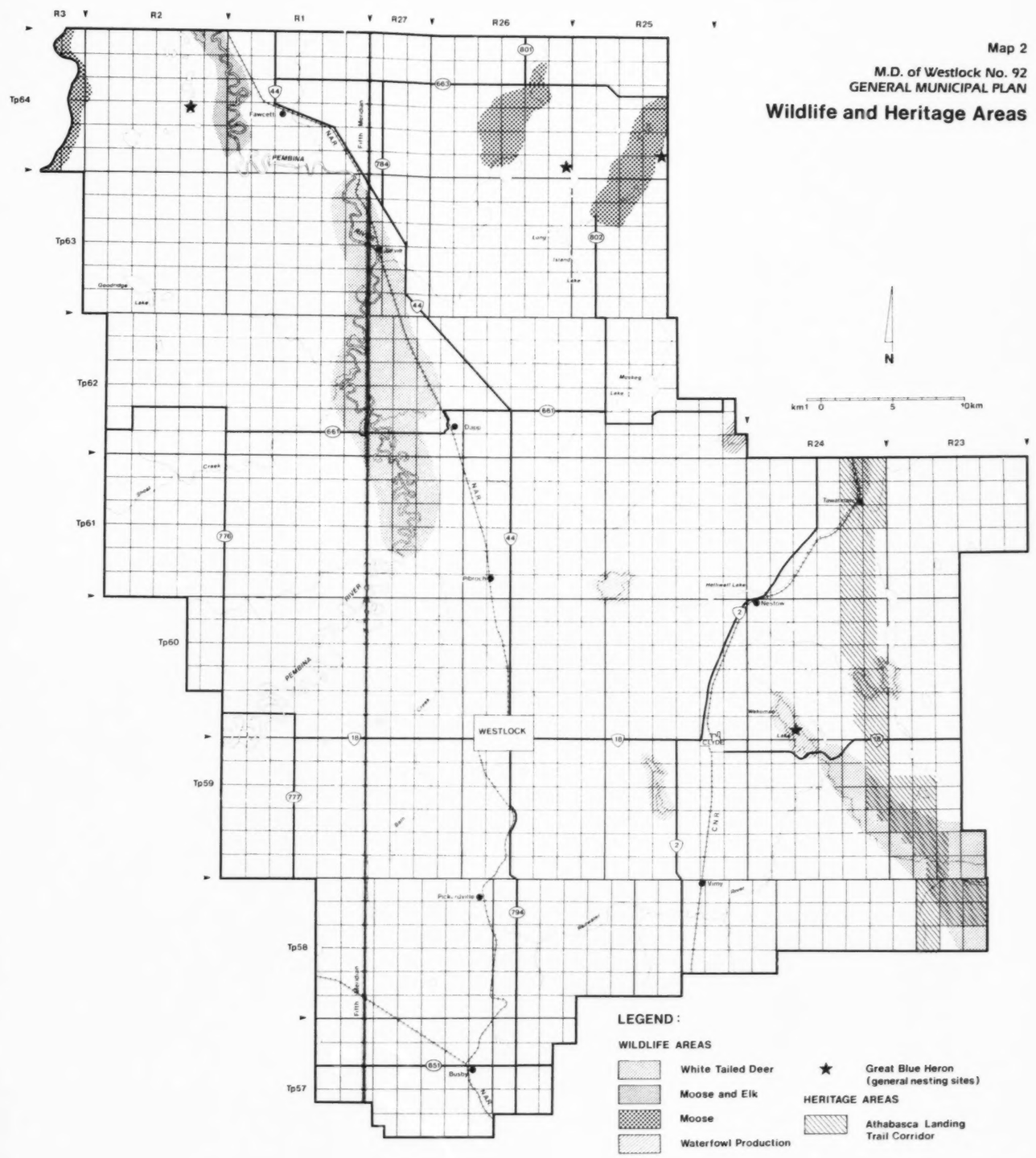
6.1 In order to provide for flexibility in the interpretation, land use designation boundaries in this Plan may be considered to be approximate except where such land use designation boundaries coincide with roads, quarter section lines, valleys, streams, rivers or other clearly recognizable physical features. Otherwise, for the purpose of preparing Land Use Bylaw, and for subdivision and development approval or otherwise, minor deviations may be permitted without amendment to this Plan, provided that such deviations do not alter the intent of this Plan.

6.2 The examples of uses described in the land use designations are included in this Plan to illustrate the range of activities in each land use designation. Specific uses shall be defined for an area at such time as the Land Use Bylaw comes into effect.

6.3 This Plan has been prepared based on metric unit measurements. The imperial unit measurements were included for reference purpose only.

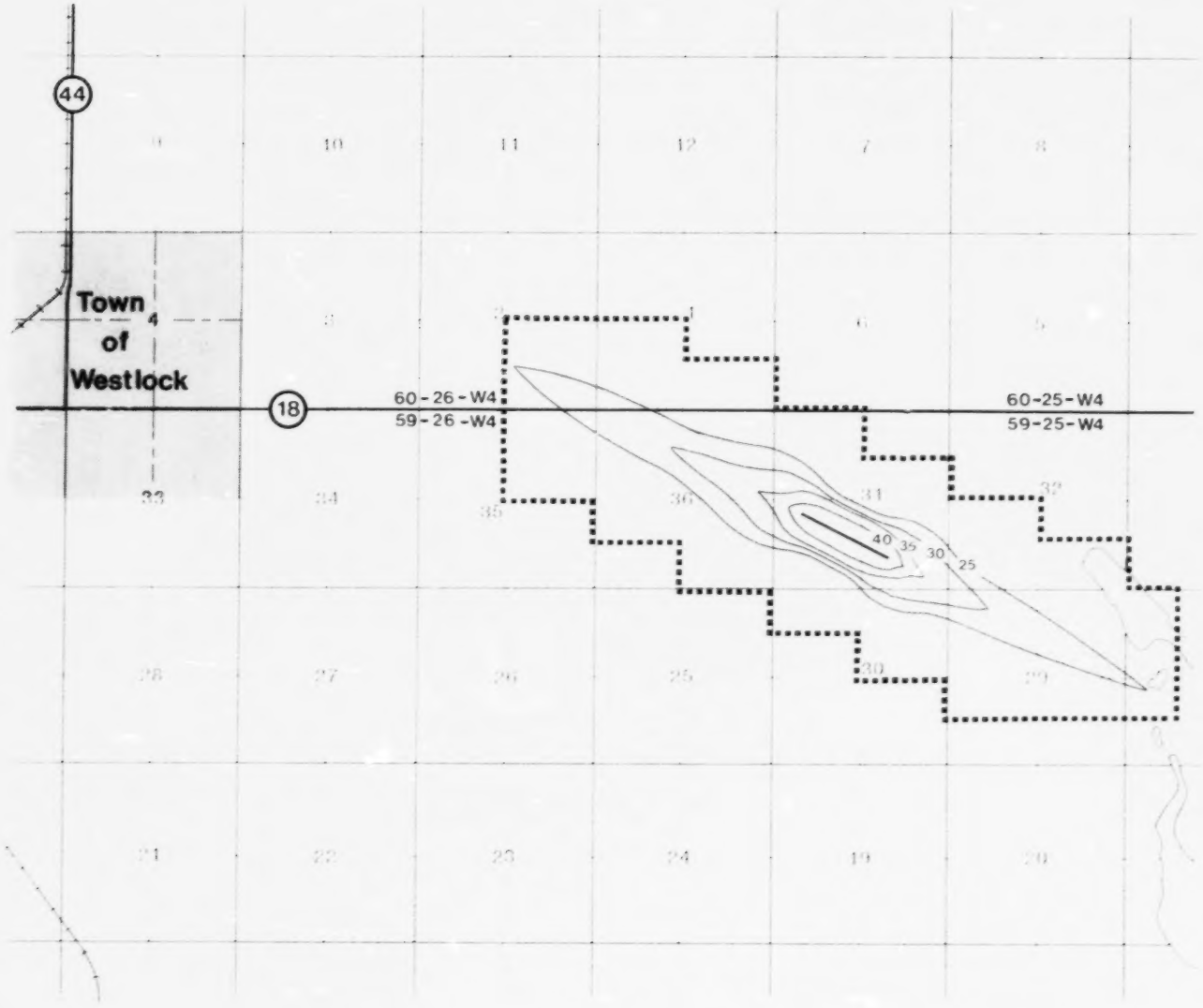
MAPS


Map 1
M.D. of Westlock No. 92
GENERAL MUNICIPAL PLAN
Agricultural Areas
R3
R2
R1
R27
R26
R25
R24
R23
Tp64
Tp63
Tp62
Tp61
Tp60
Tp59
Tp58
Tp57
WESTLOCK
N
km 1 0 5 10km
LEGEND:
Agricultural Use Area 1
Agricultural Use Area 2


Map 2
M.D. of Westlock No. 92
GENERAL MUNICIPAL PLAN
Wildlife and Heritage Areas
R3
R2
R1
R27
R26
R25
R24
R23
Tp64
Tp63
Tp62
Tp61
Tp60
Tp59
Tp58
Tp57
WESTLOCK
Fawcett
Busby
Pibroch
Nestow
Tawatinaw
Pickardville
Wimy
Meikle
Lake
Meanook
Lake
Meilheath Lake
Geodridge
Lake
Lumpy
Island
Lake
Moskeg
Lake
PEMBINA
RIVER
Fifth Meridian
N
km 1 0 5 10km
LEGEND :
WILDLIFE AREAS
White Tailed Deer
Moose and Elk
Moose
Waterfowl Production
Great Blue Heron
(general nesting sites)
HERITAGE AREAS
Athabasca Landing
Trail Corridor

M.D. of Westlock No. 92
GENERAL MUNICIPAL PLAN

MAP 3 – AIRPORT VICINITY AREA



SCALE
1km.
1 mi.

N

LEGEND:

····· Airport Vicinity Area Boundary

—30— Noise Exposure Forcast (NEF) Contours